

Springfield District Fairfax Center Area Land Use Committee Meeting
March 4, 2003, 7:00 p.m. Meeting Minutes
Conf. Rm. 4 & 5, 12000 Government Center Parkway, Fairfax, VA 22035

COMMITTEE MEMBERS PRESENT:

Mark Cummings, Chair, *Brentwood Civic Association*
Fred Bailey, *Deerfield Forest Homeowners Association*
Sherry Fisher, *Ridgetop Commons Homeowners Association*
Tom McDonald, *Buckner Forest Homeowners Association*
Philip Poole, *Cannon Ridge Civic Association*
Jeff Saxe, *Fairfax County Chamber of Commerce*
Lowell Smith, *Birch Pond Homeowners Association*
Patricia Goins, *Leehigh Village/Birchtree Civic Association*
Claudette Ward, *Greater Willow Springs Civic Association*

COUNTY STAFF PRESENT:

Marlae Schnare, *Supervisor Elaine McConnell's Office*
Norman Byers, *Supervisor Elaine McConnell's Office*
William Mayland, *Fairfax County Planning & Zoning*
Alison Kriviskey, *Fairfax County Planning & Zoning*

APPLICATIONS PRESENTED

11725 Lee Highway L.L.C.

SE 2002-SP-048

Applicant: 11725 Lee Highway L.L.C.
Attorney/Agent: Erika Byrd, McGuire Woods L.L.P.
Presenter(s): Erika Byrd

The applicant is requesting approval of a special exception to permit locating a Kinder Care child care center on 2.22 acres to the rear of the applicant's property (the entire R-1 zoned portion of the site). The applicant is also seeking approval to permit commercial parking for the by-right commercial development proposed at the front end of the site, to be located partially over the R-1 zoning line. Ms. Byrd noted the child care would enroll 180 children and employ up to 25 employees. She noted the entire site is currently undeveloped and heavily wooded. The plans for the by-right development include 33,000 square feet of retail with an additional free-standing structure that is to be a Provident Bank. There is only one access into the site serving the retail and child care center. There is an 18,000 square foot tree save area. Drop-off and pick-up of children at the child care center is not a "drive-by" situation, but rather parents will be expected to park in the parking spaces. Twenty-nine spaces are required by code for the day care and an additional 23 spaces are provided in the R-1 area for a total of 52 parking spaces. Plans for "shared" parking for these spaces intensify the retail. Ms. Byrd noted that there is no interparcel access with the abutting residential developments, but they share the service drive.

Committee members addressed issues of parking, signage, lighting, screening and buffering, access to rear-loading turnaround, location of dumpsters, filtration system and stormwater drainage, traffic and congestion. The public raised issues about the inadequate "pedestrian-

friendly” aspects of the site. The applicant noted that a sidewalk is available along the service drive.

Jeff Saxe made a motion to approve the child care center portion of the application subject to the applicant conducting a warrant study for a traffic signal at Lee Highway, and if such traffic signal is warranted and approved by VDOT, the applicant contributing a pro rata share to fund the traffic signal. Lowell Smith seconded the motion, which carried by a vote of eight, Mark Cummings, Fred Bailey, Sherry Fisher, Tom McDonald, Phil Poole, Jeff Saxe, Lowell Smith, and Claudette Ward voting “AYE,” and Patricia Goins voting “NAY.” Mark Cummings made a motion to deny the commercial parking lot portion of the application. The motion, the second to which was inaudible, did not carry, Mark Cummings, Patricia Goins, Tom McDonald, Claudette Ward voting “AYE,” and Fred Bailey, Sherry Fisher, Lowell Smith, and Phil Poole voting “NAY,” and Jeff Saxe abstaining. Sherry Fisher made a second motion to approve the commercial parking lot portion of the application subject to the applicant limiting a number of spaces for child care center parking and designating such spaces with “child care center parking only” signs. The motion, the second to which was inaudible, carried by a vote of eight, Mark Cummings, Fred Bailey, Sherry Fisher, Tom McDonald, Phil Poole, Jeff Saxe, Lowell Smith, and Claudette Ward voting “AYE,” and Patricia Goins voting “NAY.”

Monument Place
SO2-II-F1

Monument Place is a 7.4 acre property located in the northeast quadrant of the intersection of Monument Drive and Fair Lakes Parkway and is planned for office mixed-use. On December 9, 2002, the Fairfax County Board of Supervisors authorized County staff to process an Out-Of-Turn Plan Amendment for Tax Map Parcel 46-3 (91)) 36E to provide an option for multi-family residential use.

Location: N.E. quadrant of the intersection of Monument Drive and Fair Lakes Parkway
Planning Commission Hearing Scheduled: 4/24/03
Board of Supervisors Hearing Scheduled: 5/19/03

Applicant: Camden
Attorney/Agent: Tony Calabrese, Cooley Godward LLP
Presenter(s): Tony Calabrese, Cooley Godward LLP

Ms. Alison Kriviskey of the Fairfax County Planning and Zoning staff provided a brief overview of the out-of-turn plan amendment process and also a timeline for hearing dates.

Mr. Tony Calabrese noted some details for the residential development – predominantly 1-bedroom and 2-bedroom apartments, 372 total units with small retail (approx. 3000 sq. ft.), structured parking, courtyards are external and internal, internal spine road from north to south, community center, 1.75 parking spaces per unit, buildings are interconnected, two points of access, number of trips generated will be less than that from planned office use, applicant will make contribution to ADUs, either in cash or construction of units, no playground for children.

Committee members addressed concerns with number of parking spaces, cash contribution for ADUs, and access to retail for outside residents, restrictions for children and pets. One member noted that the 2-1 ratio should not be a limitation to this plan, that it is irrelevant.

Mr. Cummings noted that a vote would not be taken for this meeting, but the committee would revisit this application on April 1 when committee members will have had the opportunity to review the staff report.

The meeting adjourned at 9:30 p.m.